

5. Presentation and Q & A: Street Design Concept Alternatives

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Agenda

- Alternatives prepared for Charrette
- What the drawings show
- Overview of each alternative
- Development Diagrams update
- 15 min. for CTF to look at drawings
- 15 to 20 min. Q&A



Street Design Concept Alternatives

- 4-Lane Alternatives
 - “Minimize Direct Building Impacts”
 - “Minimize Property Impacts”
- 4+2T/6-Lane Right-of-Way Alternatives
 - “Minimize Direct Building Impacts”
 - “Minimize Property Impacts”
- 6+2T Lane Alternative
 - “Minimize Property Impacts”

What the Drawings Show

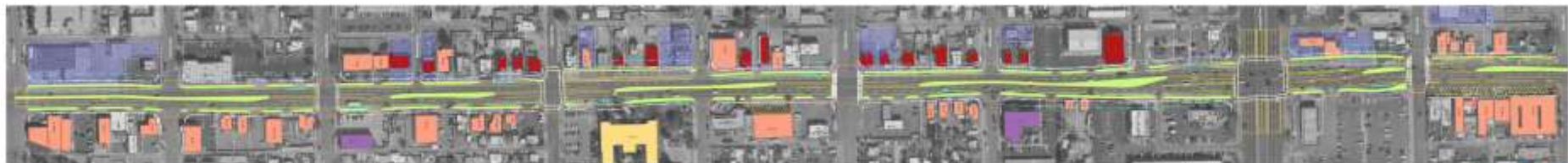


Historic Status

- Existing district contributor
- Eligible as district contributor
- Individually eligible
- Architecturally significant (future eligible)

Key

- Back of Sidewalk
- Landscape Area
- Edge of Right-of-Way
- 4+T / 6-Lane Right-of-Way Extents
- Bus Stop
- City-Owned Parcel



4 Lane (Minimize Direct Building Impacts)

February 25, 2014



4-Lane “Minimize Direct Building Impacts”

- Align street to avoid impacting buildings
- Minimize r.o.w. width
- Rebuild some parking
- Increases risk of “unintended” acquisitions
- Includes right of way alignment for 4+2T and 6-lane alignments



4-Lane “Minimize Property Impacts”

- Align street to minimize risk of full property acquisitions
- Avoid direct building impacts as feasible
- Includes right of way alignment for 4+2T and 6-lane alignments



4-Lane “Minimize Direct Building Impacts”



Minimize Direct Building Impacts)

February 25, 2014



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Key

Back of Side



4-Lane “Minimize Property Impacts”



Minimize Property Impacts)

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Historic Status

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Key

Back of Sidewalk

Lane



6+2T Lane “Minimize Property Impacts”

- Align street to minimize risk of full property acquisitions
- Avoid direct building impacts as feasible



4-Lane “Minimize Property Impacts”



e Property Impacts)

February 25, 2014



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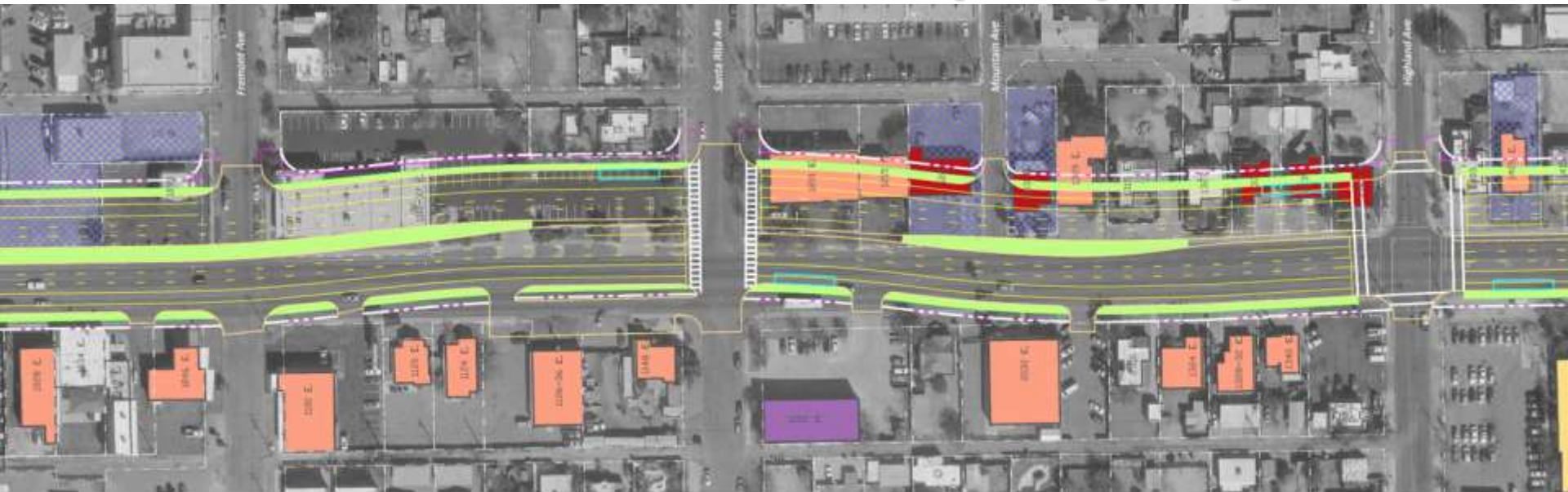
Key

Back of Sidewalk

Lane



6+2T Lane “Minimize Property Impacts”



Property Impacts)

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Historic Status

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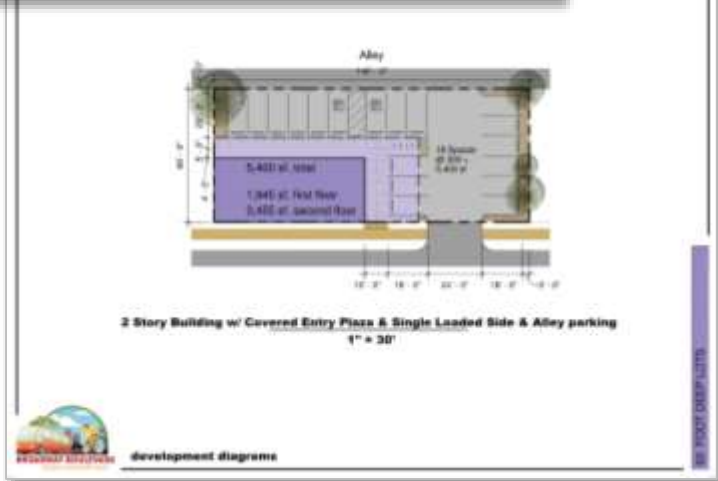
Key

Back of Sidewalk Landscape Area

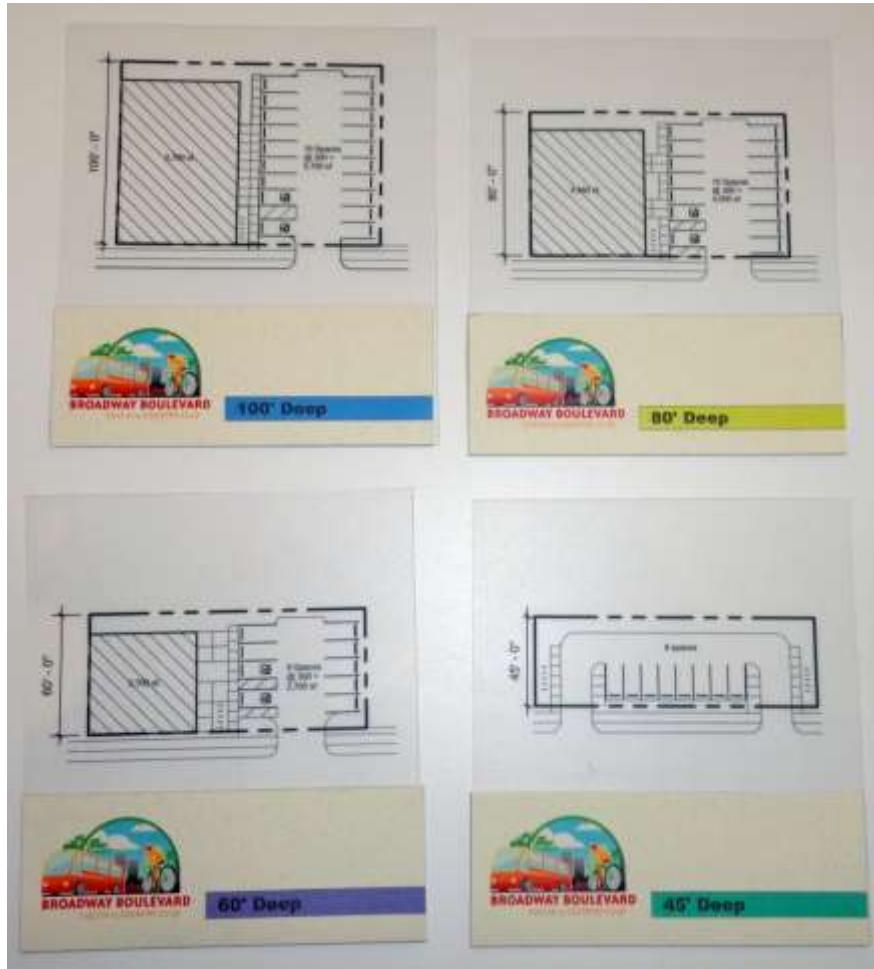


Development Diagrams

- Tool for examining economic potential along Street Design Concept Alternatives



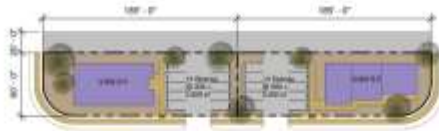
Development Diagrams



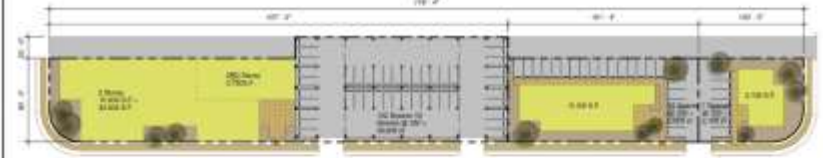
- Tool for relating the development diagrams to the alternative maps
- Simple building and parking diagram at 1"=50' to match the map scale
- Color coding relates to the range of diagrams possible in that lot depth: 45', 60', 80', 100'

Development Diagrams

- Theoretical block development diagrams



Theoretical Block Diagram
1" = 50'



Theoretical Block Diagram
1" = 50'



Theoretical Block Diagram
1" = 50'



Development Diagrams



Development Diagrams

1" = 50'

15 min. for CTF to Look at Drawings



CTF Q&A

